



BILTMORE CO.

Biltmore...Built Better!
Standard Amenities



Exterior & Structure

- 2 X 6 Exterior Walls
- Conditioned Crawl Space
- Front Elevations Include a Combination of Stucco, Rock, Shake and Bat & Board (Where Designated By Plan)
- All Side and Rear Elevations Include Either Stucco or True 50 Year LP Lap Siding (Where Designated By Plan)
- Full Front & Back Yard Landscaping Including Both Sod and Sprinklers
- GAF Lifetime Asphalt Shingles
- Covered Back Patios

Garage

- Minimum 3 Car Garage
- 16' Wide by 8' Tall Wayne Dalton 9100 Series Insulated Two Car Garage Door
- 9' Wide by 8' Tall Wayne Dalton 9100 Series Insulated Single Garage Door
- Smooth Finished Painted Interior Garage Walls
- Plumbed For Soft Water

Efficiency / Energy Star Standard Features

- R-21 Exterior Walls
- R-49 Blown In Roof Insulation
- R-19 Insulated Garage Walls
- R-21 Insulated Foundation Walls
- Completely Sealed Vapor Barrier in Crawl Space
- Conditioned Crawl Space Is Power Ventilated
- Energy Star Rated Sealed Ductwork
- Full Exterior Tyveck Wrap to Increase Efficiency
- Payne Minimum 91% Efficient Furnace
- Payne Energy Star Air Rated Conditioning Unit
- Two Story Homes Are Dual Zoned
- Programmable Thermostat
- CFL and LED Interior and Exterior Lighting
- Either White or Beige Vinyl Milgard Low-E Windows
- 50 Gallon Energy Star Rated Bradford Gas Hot Water Heater
- 100% Energy Star Certified
- Energy Star Inspection Performed by Independent Third Party

Interior Standard Features

- 10' or Vaulted Ceilings in Great room
- 9' Minimum Ceiling Height on Main Level
- 8' Minimum Ceiling Height on Second Level
- Hand Texture Finish on All Interior Walls
- Rounded Sheetrock Corners throughout Home

- —Custom Cabinets with Oil Rubbed Bronze or Nickel Pulls and Handles
- Upper Kitchen Cabinets Will Vary in Heights between 30" and 36"
- 3 cm Granite Slab Counter Tops in Both Kitchen and Master Bathroom
- Hardwood or Tile in All Hard Surface Areas
- 5" Shaw Pebble Hill Epic Series Engineered Hardwood with Dura Shield
- Full Height Tile Backsplash in Kitchen
- Full Tile Master Shower
- Fully Tiled Master Bathroom Tub Platform
- Shaw "Fifth Symphony III" Carpet
- 8 Pound Pad under All Carpet
- Under Mount 16 Gauge Stainless Steel Kitchen Sink
- Choice of Brushed Nickel or Oil Rubbed Bronze Hardware
- Stainless Steel Appliances
- 30" Whirlpool Slide In Gas Range with Convection (GW397LXUS)
- Whirlpool Gold Series Integrated Dishwasher (WDT710PAYM)
- Whirlpool 1.6 Cubic Ft. Microwave-Hood Combinations
- Large 36" Gas Fireplace with Rock Surround
- Full Home Cat 5-E and RG6 Phone and Cable/Satellite Wiring
- Smart Panel Located Inside Home
- Large Amount of Recessed Cans
- Upgraded Lighting Package
- Under Cabinet Lighting in Kitchen
- Central Vacuum Pre-Plumb
- Prewire For Surround Sound
- Freezer Circuit in Garage
- Christmas Light Package in Front Eaves
- 8' Stained Alder Front Door
- Full Wrapped Windows
- 6" Baseboards
- Extensive Woodwork in Common Areas That Define Areas
- Mud Benches and Wood paneling Where Designated by Plan
- Custom Designed Closets to Increase Efficiency

www.BiltmoreCo.com/ www.MikeBrownGroup.com/